

**PROSPECTUS – ALTERATION
2306/2312 BANNISTER ROAD
KANSAS CITY, MO**

Prospectus Number: PMO-0035/0039-KC'15
Congressional District: 05

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the building systems and infrastructure of 2306/2312 Bannister Road to meet the long-term requirements and ongoing mission for the United States Marine Corps (USMC) data center. The building system enhancements will also support consolidation of other agencies into currently vacant space.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$39,706,000

Major Work Items

Roof, HVAC distribution and piping, electrical system replacements; interior construction; life safety improvements and asbestos abatement

Project Budget

Design	\$3,311,000
Estimated Construction Cost (ECC)	\$33,328,000
Management and Inspection (M&I).....	<u>\$3,067,000</u>
Estimated Total Project Cost (ETPC).....	\$39,706,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Schedule

	Start	End
Design and Construction	FY2015	FY2017

Building

This federal building (known as 2306/2312) is a one story, steel frame with exterior walls made of masonry block backing with brick veneer and a flat roof. It was constructed in 1953. It anchors the eastern edge of the Bannister Federal Complex (BFC), but the federal building has never been officially part of the BFC. It is one federal building with two separate location codes (MO0035ZZ – 2312 Bannister; MO0039ZZ – 2306 Bannister). It was originally built as a warehouse, however approximately 310,456 usable square feet of space at 2306 Bannister was converted into office space in 1965 and used by Internal Revenue Service (IRS) for tax processing until 2006. The remaining warehouse space is unconditioned, but maintained.

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Tenant Agencies

USMC, Federal Emergency Management Agency (FEMA), U.S. Department of Agriculture-Farm Service Agency (USDA FSA), Army North, and GSA Field Office.

Proposed Project

The proposed project will modernize the original building system and address aging and deteriorating infrastructure to meet the long-term needs of USMC and backfill tenants. The roof will be replaced with energy efficient light colored roofing materials along with drainage improvements and fall protection. The HVAC distribution system and piping will be replaced and interior alterations related to system improvements will be undertaken. Electrical system replacements consist of refurbishing the two electrical substations. The project will address life safety concerns with upgrading the fire protection system deficiencies and improving emergency egress to enhance compliance with National Fire Protection Association (NFPA) guidelines and Occupational Safety and Health Administration (OSHA) regulations. Site improvements consist of limited sewer system replacement, street reconstruction, limited new storm sewers, sidewalk and exterior lighting replacement, landscaping with native vegetation, repairs to the parking lot, masonry tuck pointing, and dock and building ramp repairs.

Major Work Items

Roof replacement	\$15,749,000
HVAC distribution system and piping replacement	\$5,466,000
Interior alterations	\$1,760,000
Electrical systems replacement	\$2,824,000
EISA compliance	\$2,325,000
Site improvement	\$1,515,000
Life Safety improvements	\$1,788,000
Site and building repairs	<u>\$1,901,000</u>
Total ECC	\$33,328,000

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Justification

GSA was uncertain of the long-term need of 2306/2312 Bannister Road after the two major tenants, the Internal Revenue Service (IRS) and the National Archive and Records Administration (NARA) vacated the building and relocated to leased space in 2006 and 2012 respectively. When the USMC moved into the 2306 portion of the building in 2008, they did so only on a short term basis to run their Information Technology Data Center. The recent commitment from the USMC to continue and expand their presence at Bannister Road has led GSA to reconsider their holding strategy and prompted GSA to identify additional tenants for the building. FEMA, Army North, and GSA Field Office will be relocating from the BFC to Bannister Road thereby avoiding the need to lease space and the largest proposed tenant for the remaining portion of the 2312 building is USDA FSA, which is currently located in a warehouse lease near BFC. Relocating this function to federal space will avoid the need for a new lease.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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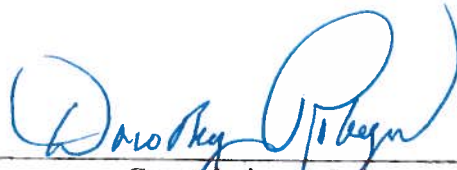
Congressional District: 05

Certification of Need

The proposed project is the best solution to meet a validated Government need.

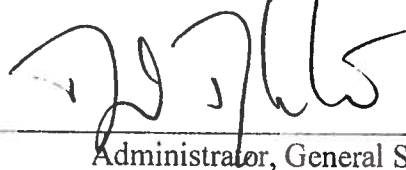
Submitted at Washington, DC, on March 6, 2014

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

March 2014

Housing Plan 2306/2312 Bannister Road

PMIO-0035/0039-KC15
Kansas City, MO

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
2306 Bannister Rd												
USMC ¹	450	450	201,274		12,345	213,619	800	800	299,901	480	12,345	312,726
GSA	2	2	481	-	-	481	-	-	-	-	-	-
Vacant			98,146	480	-	98,626			-	-	-	-
Subtotal	452	452	299,901	480	12,345	312,726	800	800	299,901	480	12,345	312,726
2312 Bannister Rd												
USDA FSA	-	-	-	-	-	-	15	15	4,448	2,085	94,564	101,097
GSA	-	-	-	-	-	-	21	21	1,962	806	3,160	5,928
FEMA	-	-	-	-	-	-	16	16	2,237	500	31,597	34,334
United States Army-North	-	-	-	-	-	-	-	-	-	-	1,170	1,170
Vacant	-	-	12,471	2,202	133,942	148,615	-	-	-	-	-	-
Subtotal	-	-	12,471	2,202	133,942	148,615	52	52	8,647	3,391	130,491	142,529
Total ²	452	452	312,372	2,682	146,287	461,341	852	852	308,548	3,871	142,836	455,255

Office Utilization Rate ²		
Building Office Tenants	Current	Proposed
	539	282

Total Building USF Rate ³		
All Building Tenants	Current	Proposed
	1021	534

Special Space		USF
ADP		8,629
Conference Training		5,470
Food Service		977
Private Toilet		189
Warehouse		119,661
Print Shop		2,358
Mailroom		5,352
Total		142,836

Current Office UR excludes 68,722 usf of office support space Proposed
Office UR excludes 67,881 usf of office support space

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

⁴ USMC's long-term needs are to stay at location and increase workforce. GSA has identified lease backfill agencies for 99,107 usf.

⁵ A reduction in 6,086 USF in existing space for new mechan rooms and circulation etc.